MINUTES

BOARD OF BUILDING STANDARDS/

ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD

MEETING OF APRIL 11, 2013

5:30 PM - LAKEWOOD CITY HALL AUDITORIUM

(Partial Audio Recording Available)

A.	The Chairman called the meeting to ore	ter at 5:30 P.M.
1.	ROLL CALL	
	MEMBERS PRESENT	OTHERS PRESENT:
	Bryan Evans	Bryce Sylvester, Secretary, Planning & Development
	Michael Molinski, Chairperson	Jeff Filler, Assistant Building Commissioner
	Carl Orban	
	Cindy Stockman	
	John Waddell	
Mr. S	Sylvester stated announced that Mr. Wadde	If would be about five minutes late and would be introduced upon arrival.
2.	Approve the minutes of the March 14,	2013 meeting.
	otion was made by Mr. Orban, seconded b If the members voting yea, the motion pass	by Mr. Evans, to $f APPROVE$ the minutes of the March 14, 2013 meeting ed.
3.	Opening Remarks	
The	Chairman waived the reading of the Openii	ng Remarks.
		······
	MARY APPROVED N REVIEW	
6.	Docket 03-19-13	13605 Detroit Avenue
		Prana Lifestyle LLC
	() Approve	Jaclyn Hoffman
	() Deny	Prana Lifestyle LLC
	() Defer	3321 Berca Road
		Cleveland, Ohio 44111
	The applicant requests the review and from the meeting of March 14, 2013. (approval of a sign on the front of a new business. This item was deferred Page 7)
10.	Docket 04-24-13	14100 Franklin Boulevard
		Lakewood Stadium
	() Approve	Major Harrison
	() Deny	Brilliant Electric Sign Co.
	() Defer	4811 Van Epps Road

Cleveland, Ohio 44131

	The applicant requests the review and approval of stadium signage. (Page 39)					
13.	Docket 04-27-13		15200 Madison Avenue Full Bloom Photography			
	() Approve		Kayla Westfall			
	() Deny		Full Bloom Photography			
	() Defer		4508 Orchard Road			
			Pairview Park, Ohio 44126			
	The applicant requests the review	The applicant requests the review and approval of window signage. (Page 57)				
	tion was made by Mr. Molinski, see g yea, the motion passed.	onded by Mr. O	rban to APPROVE the Summary Approved. All of the members			
Mr. S	ylvester said there was an omission	of the Summary	Approvals; Mr. Molinski added the following for a vote:			
14.	Docket 04-28-13		16600 Madison Avenue			
			Cuttin' Loose Salon			
	() Approve		Christine Palmer			
	() Deny		Cuttin' Loose Salon			
	() Defer		16600 Madison Avenue			
			Lakewood, Ohio 44107			
	The applicant requests the review	v and approval c	of a window sign. (Page 65)			
	ation was made by Mr. Molinski, sec g yes, the motion passed.	onded by Mr. O	rban to APPROVE the Summary Approved. All of the members			
	dolinski reminded the public of anyign the oath.	yone wanting to	speak to state their name and addresses, and to print their name			
ARC. Pleas	BUSINESS HITECTURAL BOARD OF REse note that item 4 (Docket Lideration by ABR at the April 11,	2-124-12, 13474	Edgewater Drive) will be formally WITHDRAWN from			
4.	Docket 12-124-12	R	13474 Edgewater Drive			
	() Approve		Mark Reinhold			
	() Deny		Architect			
	() Defer		1120 Forest Road			
			Lakewood, Ohio 44107			
	The property owner requests the	e review and app	roval of the demolition of a single family home. This item was			

deferred from the meeting of Match 14, 2013. (Page 4)

Mr. Sylvester received correspondence and spoke with the applicant who requested to withdraw the application from consideration of the Architectural Board of Review. No action was required on the part of the Board and the application was WITHDRAWN.

5.	Docket 01-06-32	G	15314-15412 Detroit Avenue Lakewood Plaza
	() Approve		David Berkovitz, Representative
	() Deny		DRC-G Lakewood, LLC
	() Defer		1585 Frederick Boulevard
			Akton, Ohio 44320

The applicant requests the review and approval of revisions to the exterior façade as approved at the January 12, 2012 meeting. This item was deferred from the meeting of March 14, 2013. (Page 6)

Mr. Sylvester received correspondence from the architect with the request to defer as some modifications were being made to the proposed canopy. The architect, property owner and tenant would be in attendance of the May 9, 2013 meeting to present the comprehensive plan.

A motion was made by Mr. Molinski, seconded by Mr. Orban to **DEFER** until the meeting of May 9, 2013. All of the members voting yea, the motion passed.

NEW BUSINESS

6.

ARCHITECTURAL BOARD OF REVIEW

Docket 04-21-13

() Defer

Winking Lizard

() Approve fim Callan
() Deny Winking Lizard

 \mathbf{C}

Bedford Heights, Ohio 44146

14018 Detroit Avenue

The applicant requests the review and approval for the expansion of an existing outdoor dining facility at the SE corner of the building. (Page 8)

25380 Miles Road

Jim Callan, Winking Lizard, was present to explain the request. The finish of the patio would be acid stained concrete, an aluminum fence around the perimeter, landscape between the fence, public sidewalk, and patio. The scating would be for less than 100 customers. The fence would be behind the fence.

Mr. Sylvester announced that Mr. Waddell joined the Board.

Mr. Orban said the patio installed in 2010 did not look completed; exhibiting an unfinished look, the brackets/posts (metal T-bracket) were visual to the street. Mr. Callan believed the majority of that project was completed last year, as requested by the City. Mr. Callan explained the railing system; a 4" x 6" painted black post and aluminum railing. There would be brackets on the wood posts so that potted plants could be hung. The board suggested the posts have a wrapped finish. The Board felt the patio looked large and was close to the sidewalk; discussion ensued about the setback and landscape plantings. The large tree would be removed to allow for the construction of the ramp. The Board cautioned against to much planting that would result in a visual disconnect with the boilding. Mr. Sylvester reported the applicant was granted approval by the Planning Commission at its April 4, 2013 meeting. The umbrelias, tables and chairs would match the

existing. The planting schedule did not match the plan and needed to be remedied to reflect the actual plan, the correct number and height of plantings. The Board wanted aluminum sleeves on the fence posts. The Board wanted to see samples.

Ian Andrews, Executive Directive of LakewoodAlive, said the Downtown Design Committee and he had concerns and questions about the electrical conduits, proposed fence not matching the existing, the lighting, and grade of the proposed patio, and landscaping for screening.

Jim Callan stated the buried single circuit line would be controlled by a light switch; the lighting designs and their height were discussed. The Board offered suggestions about the grading and a fence height of three foot (3') along the ramp. They suggested shortening the patio to provide more space between the fence and the public sidewalk

A motion was made by Mr. Molinski, seconded by Mr. Molinski, seconded by Waddell, to DEFER until the meeting of May 9, 2013. All of the members voting yea, the motion passed.

Items 7 and 11 are called together as they are the same property. 7. C Docket 04-22-13 14400 Detroit Avenue Cotton David Stein () Approve Plantation Home () Deny 14401 Detroit Avenue () Defer Lakewood, Ohio 44107 The applicant requests the review and approval of front of building, front door move, walk and plantings. (Page 13)SIGN REVIEW Docket 04-25-13 14400 Detroit Avenue 11. Cotton Michael DiMichele () Approve () Deny Signature Sign Co. () Defer 1776 E. 43rd Street Cleveland, Ohio 44103

The applicant requests the review and approval of new ground sign. (Page 49)

David Stein, applicant, was present to explain the requests. He provided landscaping plans and door specifications. The front door would be restored to its original location, centered on the building, the existing east side door would be replaced with a display window, awnings would be added around the building, an aluminum overhang over the existing front door, a new concrete walk to the front door, and plantings. The new window and door were clear anodized aluminum systems. An insulated metal panel would be at the base of the window; it would have the same finish. The black awnings would have a white trimmed scallop edging over the front door only. The existing two trees were removed. Not knowing what was under the triangle area, the details were being determined. The boxwoods would be kept trimmed about two feet high. The fast growing side tree would grow tall and narrow.

Mr. Stein provided sample materials for the signage. A vinyl logo would be in each window. There would be an aluminum monument sign with a concrete foundation. The Board asked about the rails in the windows. Mr. Stein said they were original to the building, and he was trying to achieve a clean look to the front of it. The each window was six feet, three inches wide (6', 3"), the same as the door. The building was setback about 18 feet from the sidewalk. The front windows would be clear of displays; they would open into the store. The Board asked if the window pane above the door could be single panel.

Ian Andrews, Executive Directive of LakewoodAlive, supported the application.

Mr. Molinski closed public comment. Mr. Sylvester echoed Mr. Andrews' comments. He wanted to confirm the vinyl lettering in the windows needed to be within code. Mr. Stein said the height of the letters would be six and a half inches (6.5"). Mr. Sylvester asked the Board to be prescriptive regarding the transom. The Board wanted a single pane of glass above the entry.

A motion was made by Mr. Molinski, seconded by Waddell, to APPROVE Docket 04-22-13 and Docket 04-25-13 with the following stipulations:

- . The vinyl letters are no higher than seven inches (7"), and
- There is a single pane of glass above the front door, if the manufacturer can construct and certify a sound design.

All of the members voting yea, the motion passed.

Items 8 and 9 are called together as they are the same property.

o	THTECTURAL BOARD OF REVIEW Docket 04-23-13 - A	С	1341 Marlowe Avenue
8.	Docket 04-23-13 - A	C	The NorthWesterly Northwesterly Assisted Living
			The Portar westerny Portar westerny Assisted Living
	() Approve		Melissa Fliegel
	() Deny		Van Aukens Akins Architects LLC
	() Defer		1422 Fuclid Avenue, Suite 1010
	N. P. State of the Control of the Co		Cleveland, Ohio 44115
	The applicant requests the review and entrance canopy. (Page 22)	d approval	of exterior renovations, landscaping, pole banners, and a
SIG	N REVIEW		
9.	Docket 04-23-13 - S	C	1341 Marlowe Avenue
			The NorthWesterly Northwesterly Assisted Living
	() Approve		Mclissa Fliegel
	() Deny		Van Aukens Akins Architects LLC
	() Defer		1422 Euclid Avenue, Suite 1010
	() Excite		

The applicant requests the review and approval of a monument sign. (Page 22)

Melissa Fliegel, Van Aukens Akins Architects LLC was present to explain the requests. The proposal included the awning and metal frame, landscaping, staining of the existing façade, illumination of the dark bands, the metal doors would be

new

painted to match the brick, replace the wood fence with a vinyl one, and new signage to replace the monument sign. The base of the non-illuminated monument sign would be standard sized brick to match the new awning. The windows would be replaced with white vinyl sliders with mutton bars. They would add two horizontal bans for definition to the building, and the existing cornice would be replaced with a differently shaped one. At the north end, they proposed to remove some paving and add a landscaped area for the residents. The canopy would be attached and attached at the outer peak. The piers were standard brick. The light fixtures were a bronzed finish. The fence would be of a Chesterfield design; the existing was old and worn. They wanted something clean and fresh looking. She said they could use the almond color. The Board said there were other synthetic products on the market that had been used in the City already; an example was the fence at the GetGo station. Discussion ensued about landscaping and fencing. The existing flag pole remained in its present location. The PowerPoint displayed the fence on the left side of the driveway on the west of the property. The applicant would be at the Board of Zoning Appeals ("BZA") meeting on April 18th for a seven space parking variance; therefore, ABR approval for the garden and patio area would be contingent upon BZA approval. The banners would be as shown. The owner is going through a branding process and would have to return with a new logo. The pole banner would be set further east from the light pole. They were exploring burying the wiring. The height of the fence was six feet (6).

Mr. Molinski closed public comment. Mr. Sylvester agreed with the Chairman about the refinish of the facade, that it was a good one. He agreed with the Board about the fencing; TREX board was the product used at the GetGo station in a board-on-board style. The 20 foot banner pole was not necessary. If a banner was to be used, incorporate the existing light pole. He asked to know more about the monument sign. He wanted to know more about the monument sign. The size would be the same as the existing. Since the rebranding was still in process, she was unsure of the particulars.

Mr. Sylvester asked about the proposed Honey Locust trees along the railroad tracks. Other establishments were replaced with Cleveland Pear trees. The Board was comfortable with the Honey Locust.

A motion was made by Mr. Molinski, seconded by Orban, to APPROVE Docket 04-23-13 - A with the following stipulations:

- · The fence was board-on-board; synthetic material such as TREX was acceptable, and
- There would be no pole banner.

All of the members voting yea, the motion passed.

A motion was made by Mr. Molinski, seconded by Orbao, to DENY Docket 04-23-13 - S. All of the members voting yea, the motion passed.

SIGN REVIEW

() Defer

12. Docket 04-26-13

15203 Detroit Avenue
The Mind Body Sanctuary

() Approve
() Deny

Catherine A. Drumm
The Mind Body Sanctuary

The applicant requests the review and approval of a projecting sign above the awnings on the front of the building for second floor tenant. (Page 52)

15203 Detroit Avenue Lakewood, Ohio 44107

Mr. Sylvester spoke with the applicant was moving from a first floor space to a second floor unit. The signage was more appropriate to a first floor. Mr. Sylvester proposed a banner system and was working with Eric Design. She asked to be deferred.

A motion was made by Mr. Molinski, seconded by Orban, to DEFER until the meeting of May 9, 2013. All of the members voting yea, the motion passed.

15. ADJOURN

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to ADJOURN the meeting at 7:00 p.m. All of the members voting yea, the motion passed.

Signature MUM

5/9/2013





<u>Oath</u>

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:	SIGN-NAME:
IM CAUSMI	
2 In Andews	I'd al
3. David Sten	
· Melissa Fliegel	MUSIC
5	
6	W ee
7	
8	3
9	
10	
и,	\$ 9
Prepared by: 'The City of Lakewood Law Dep	artment, 12650 Detroit Ave., Lakewood, Ohio 44107
, FORCE	TITYUSE CINLY
Lakewood Administrative Procedure: ■ ABR/BBS/C Income Tax Appeals □ Loan Approval □ Nuisance	Sign Citizens Advisory Civil Service Dangerous Dog Abatement Appeals Planning Zoning Appeals Other:
Date of Proceeding: Thu (Sday	April 11, 2013

----Original Message----

From: Jim Gountis [mailto:jgountis@deltastore.com]

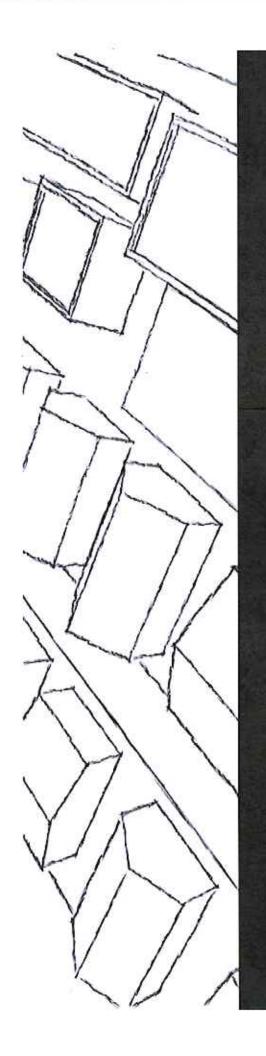
Sent: Thursday, April 04, 2013 11:58 AM

To: Sylvester, Bryce

Subject: 13605 Detroit sign authorization

I Dimitrios Gountis owner of the property located at 13605 Detroit ave approve of sign the color is gold and font is a mix of what Irish Kevin's and reserve network have. For the Yoga studio. If you have any questions please contact me at this email or call me at 216-526-2437

Dimitrios Gountis 15400 Madison ave Lakewood, ohio 44107



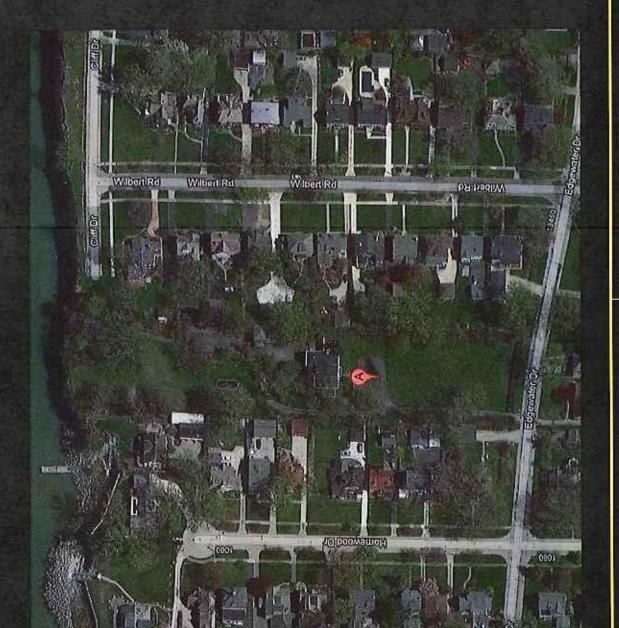
Board of Building Standards

Architectural Board of Review

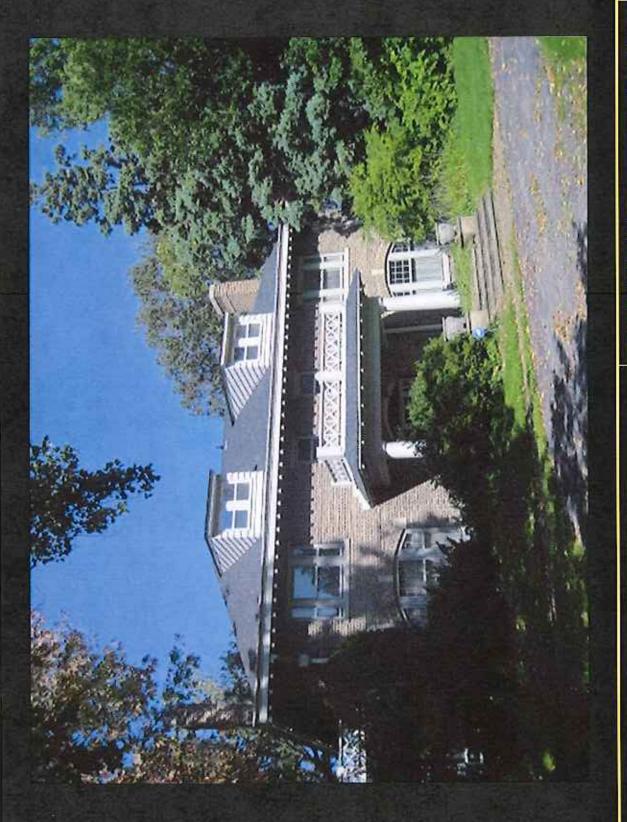
Sign Review Board

April 2013

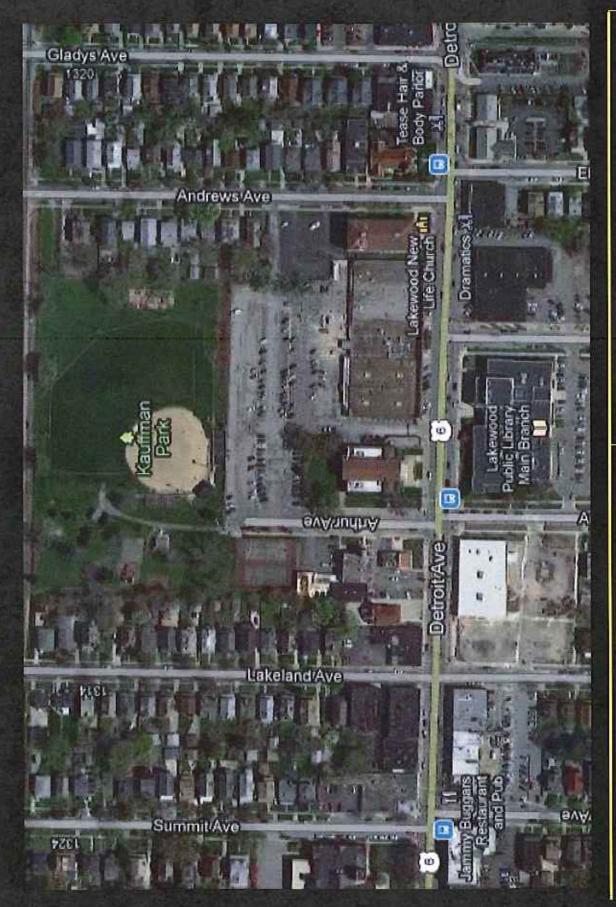


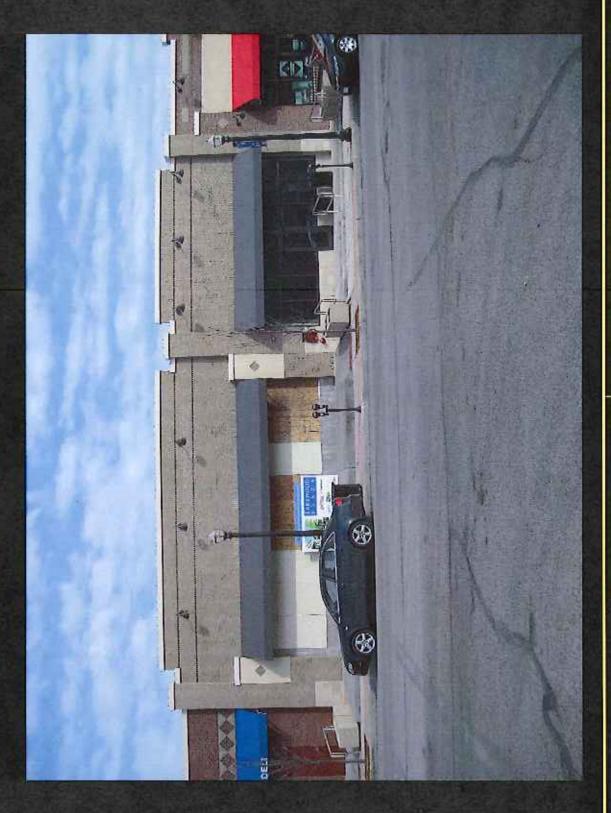


13474 Edgewater Drive

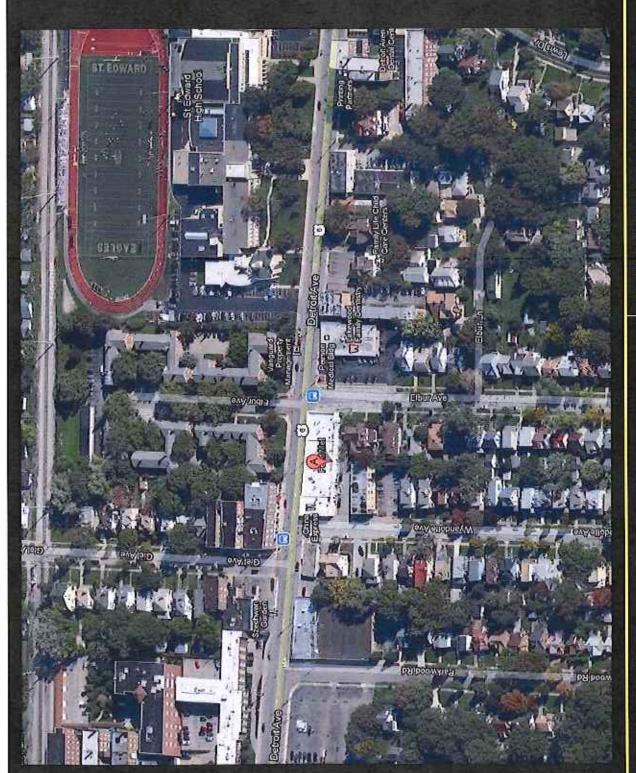


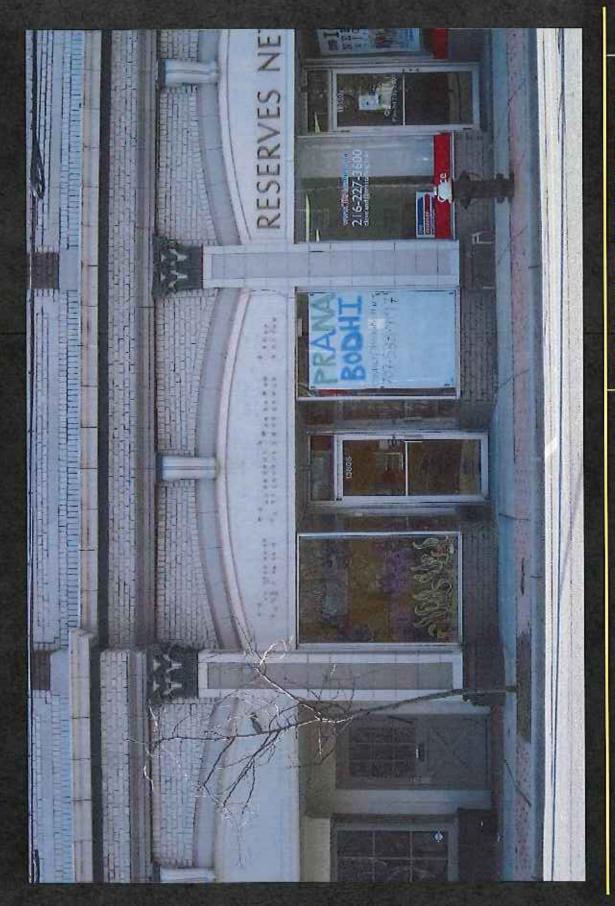
13474 Edgewater Drive



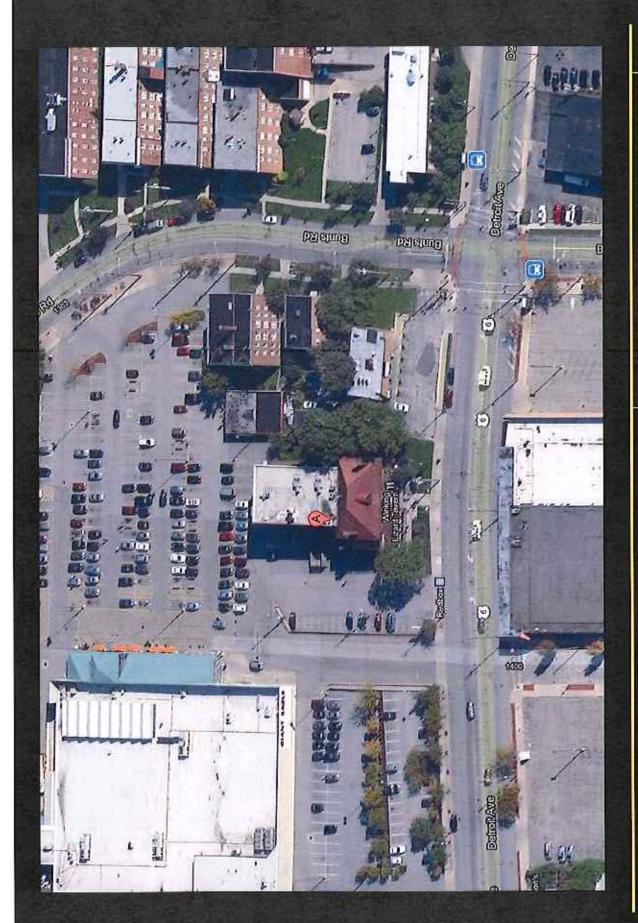


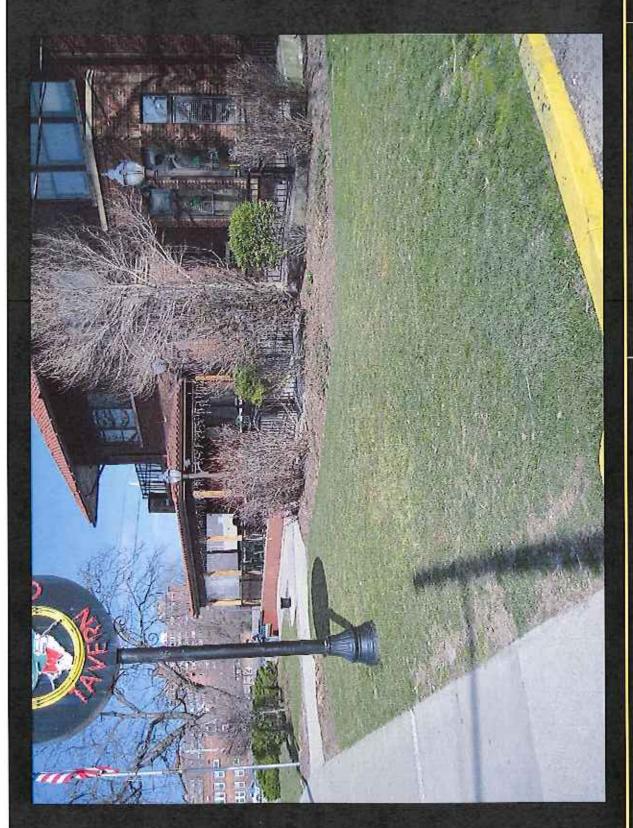
15314-15412 Detroit Avenue

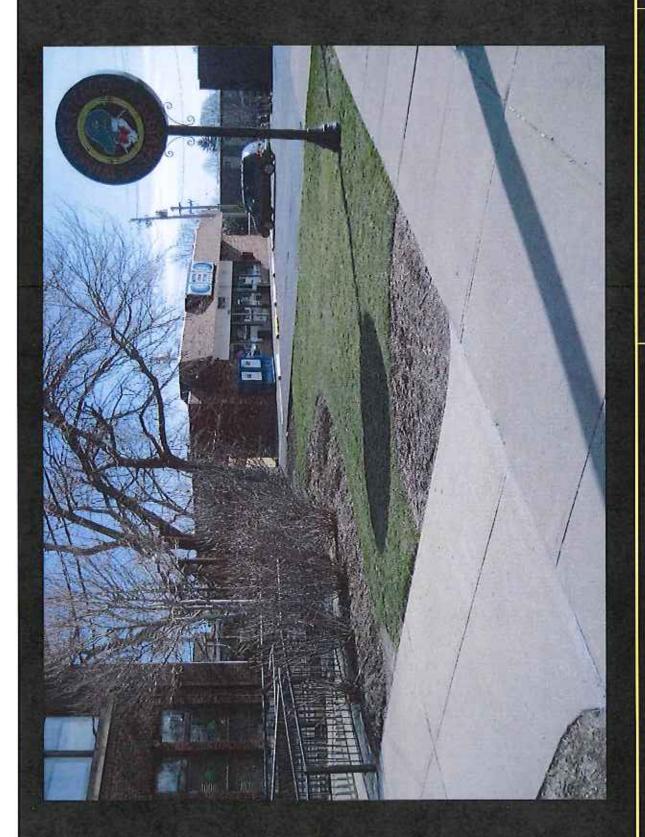


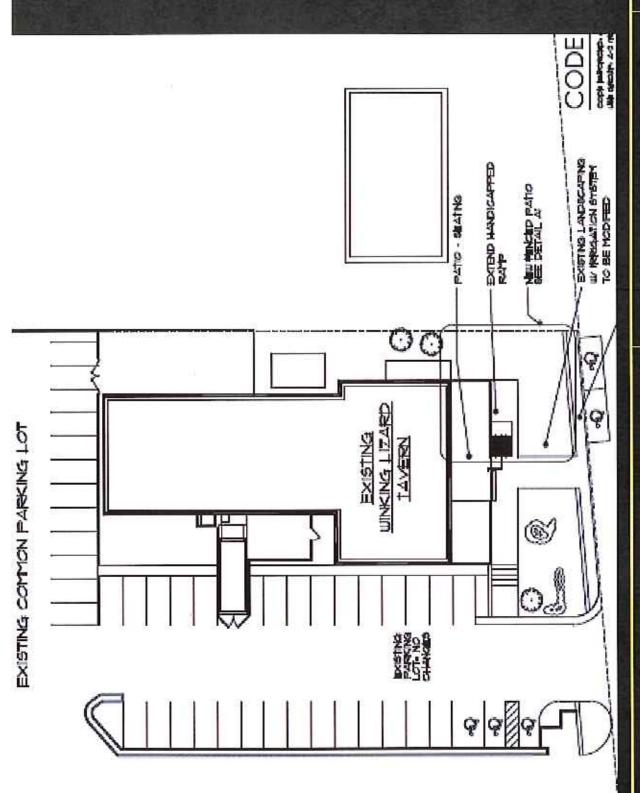


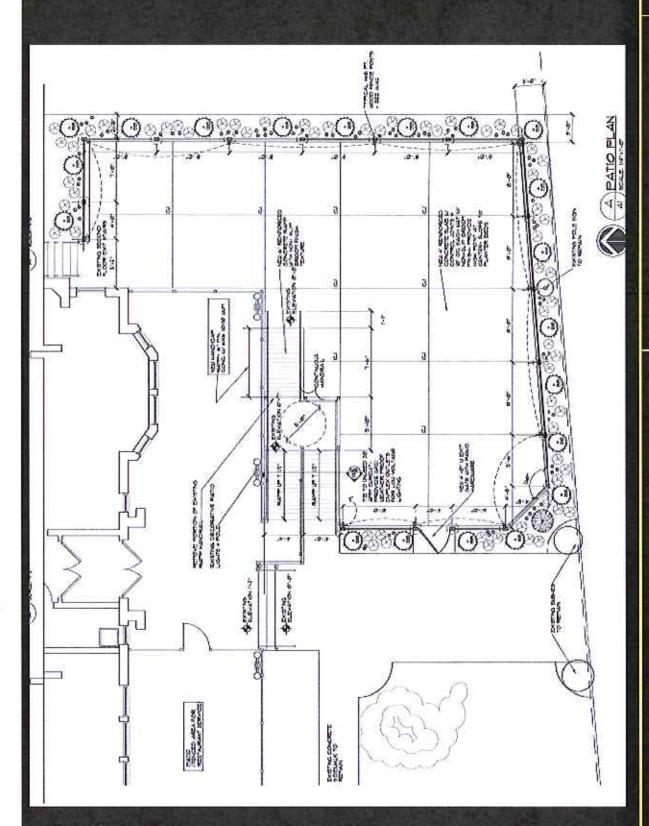
13605 Detroit Avenue

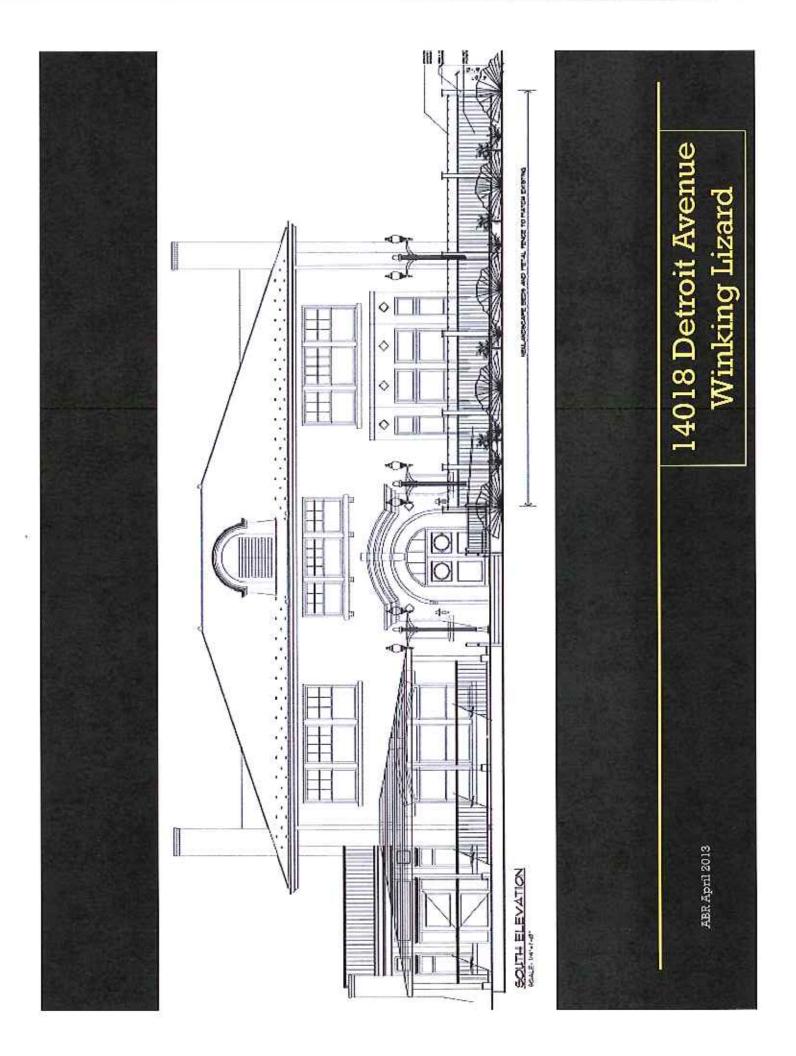


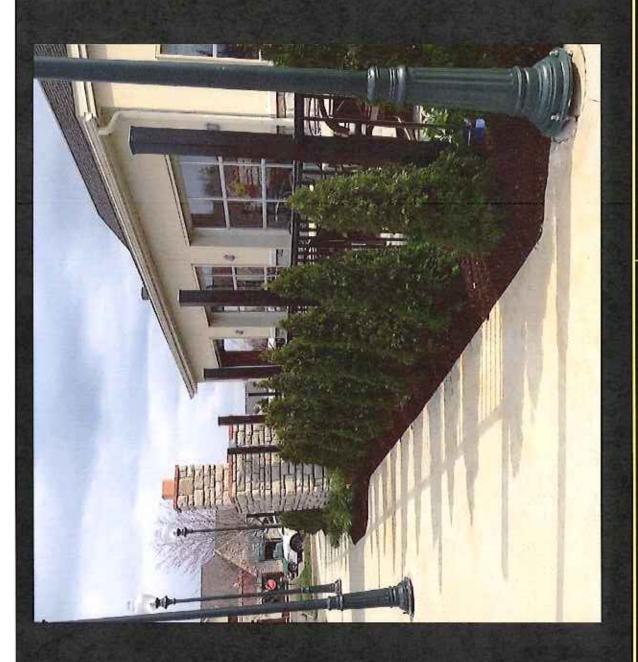


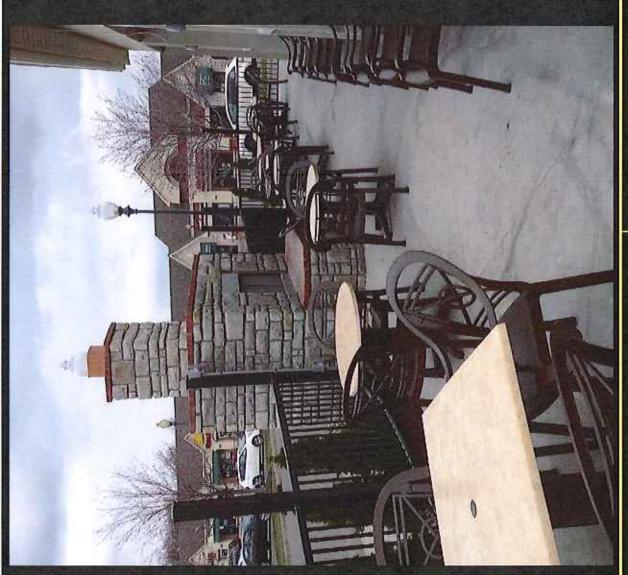


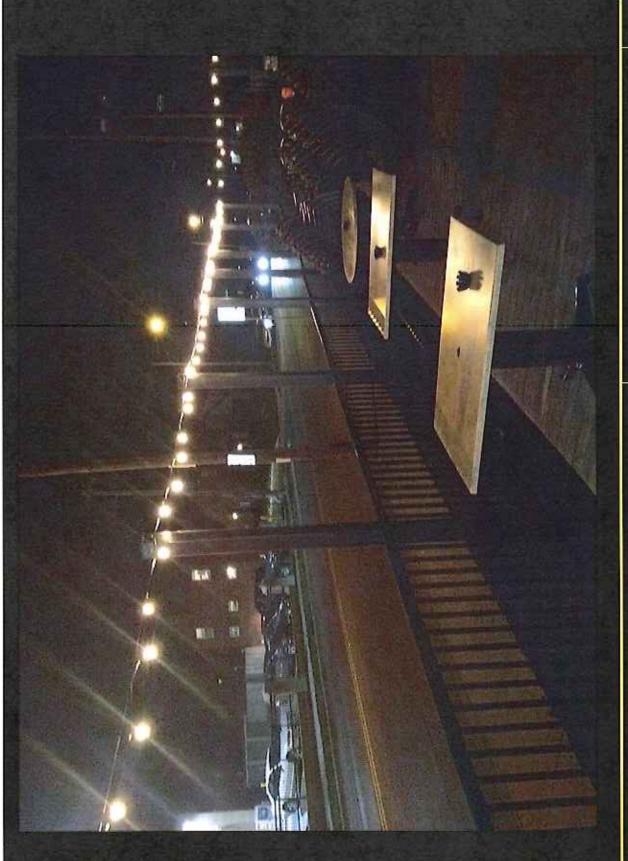




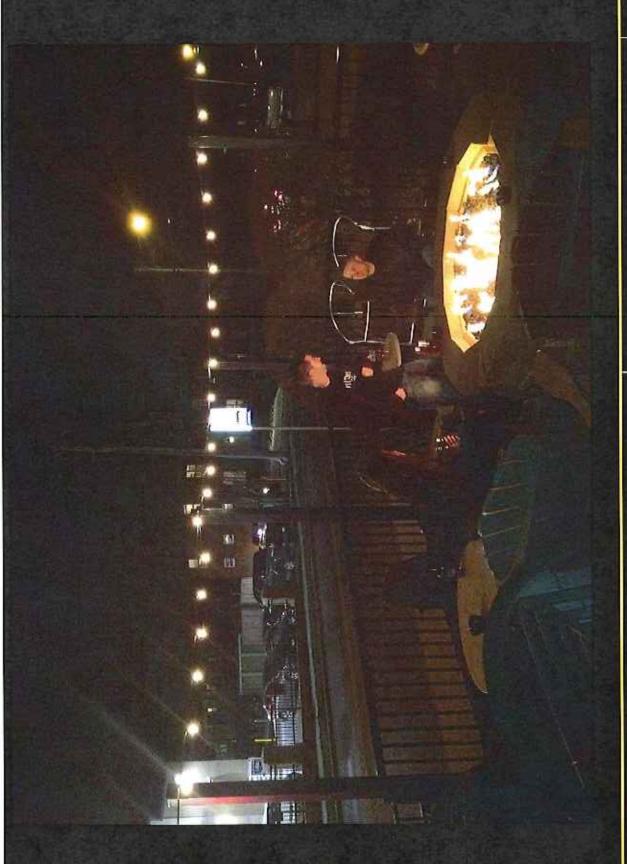




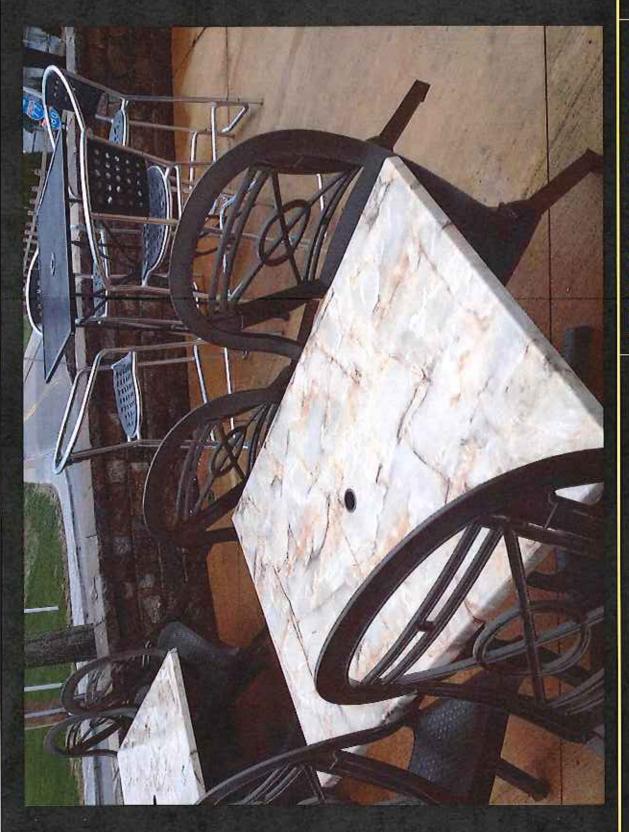


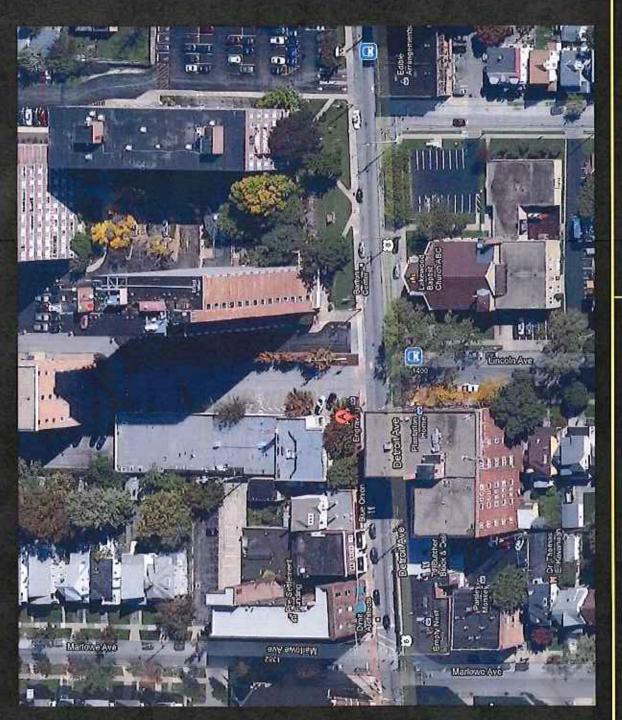


ABR April 2013

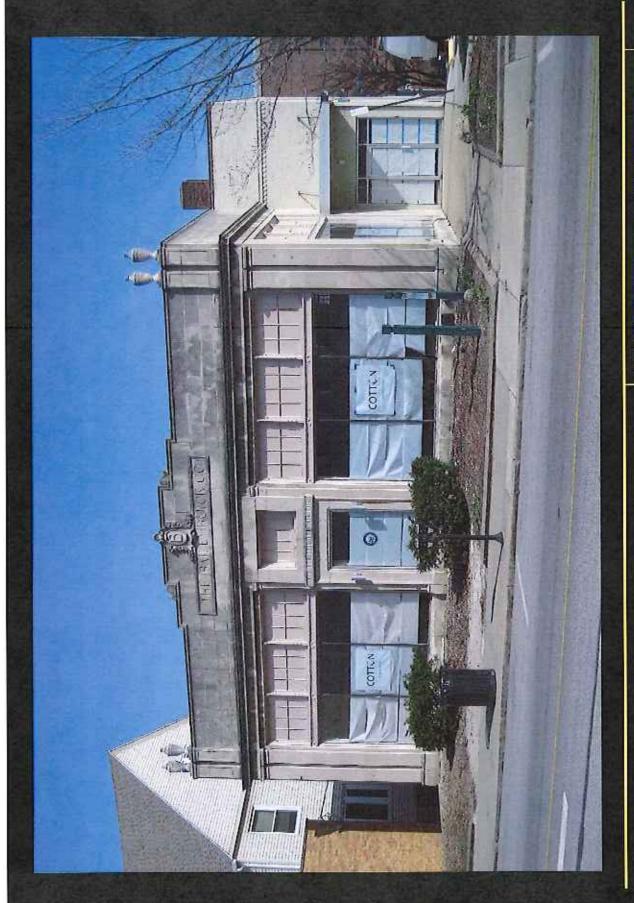




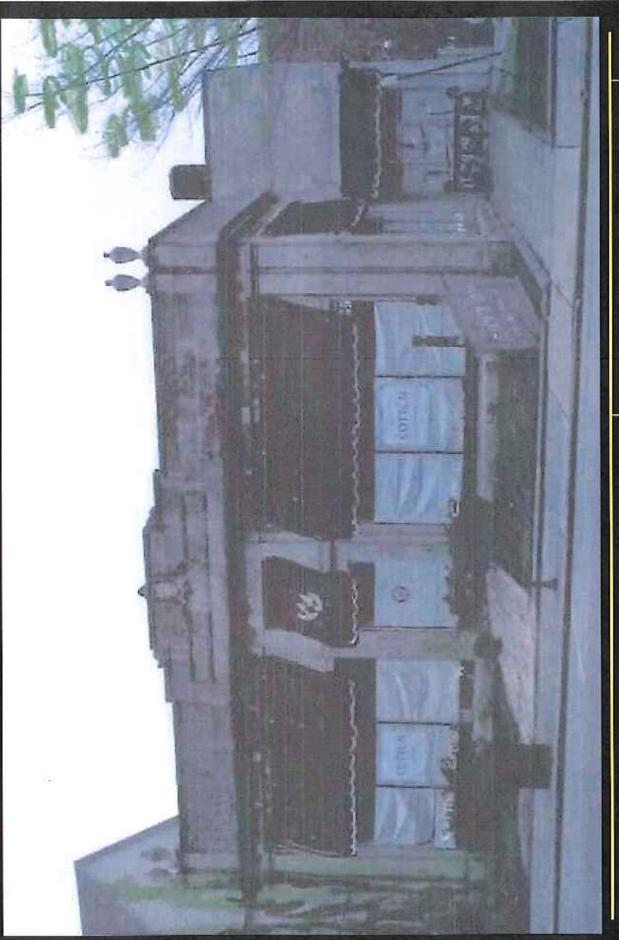




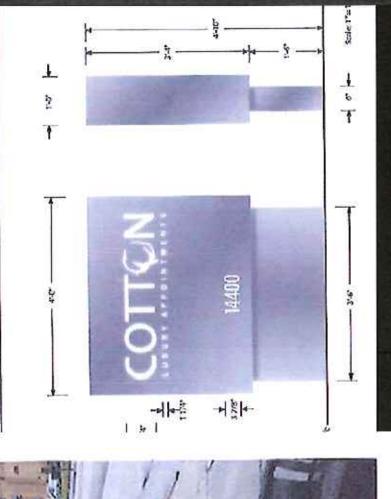
14400 Detroit Avenue Cotton



14400 Detroit Avenue Cotton



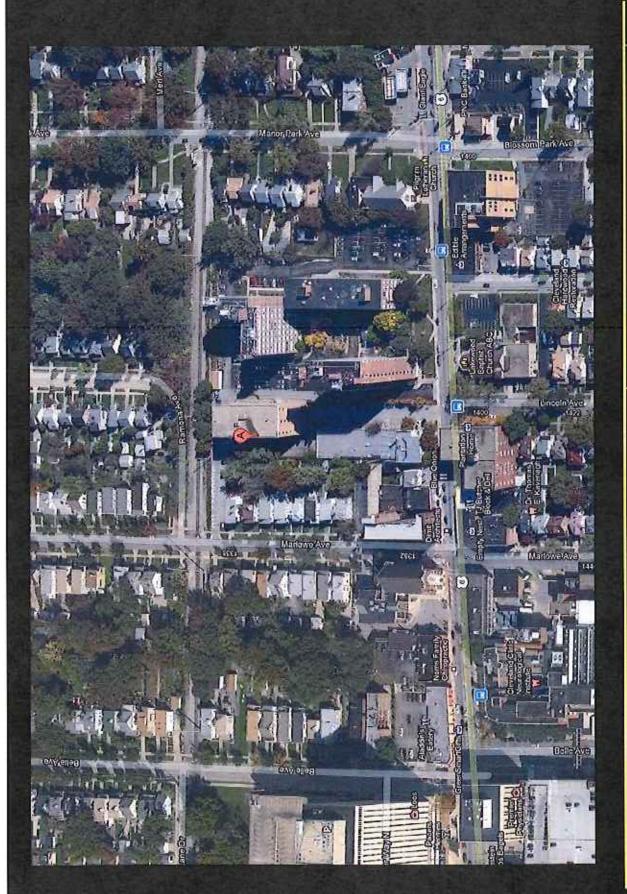
14400 Detroit Avenue Cotton

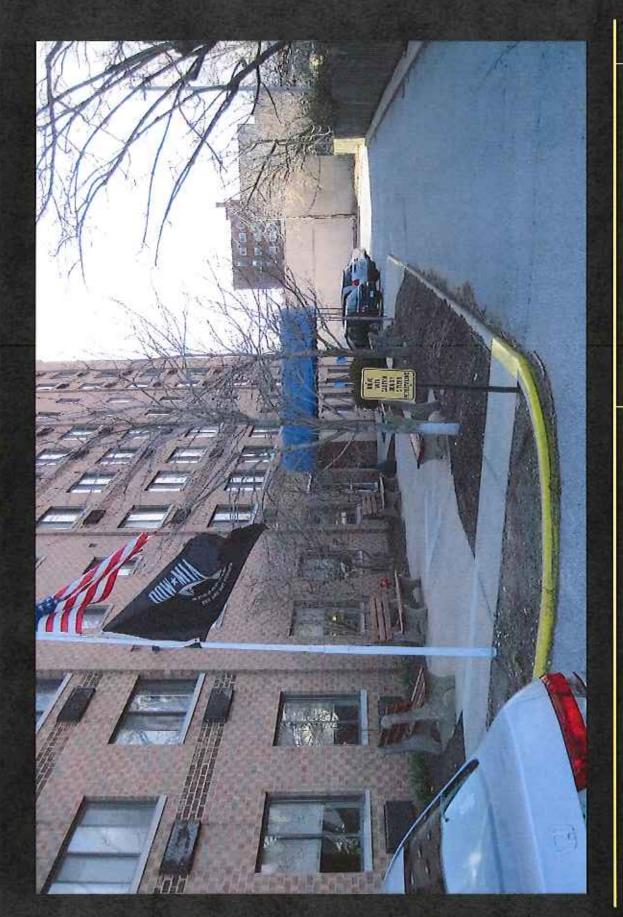


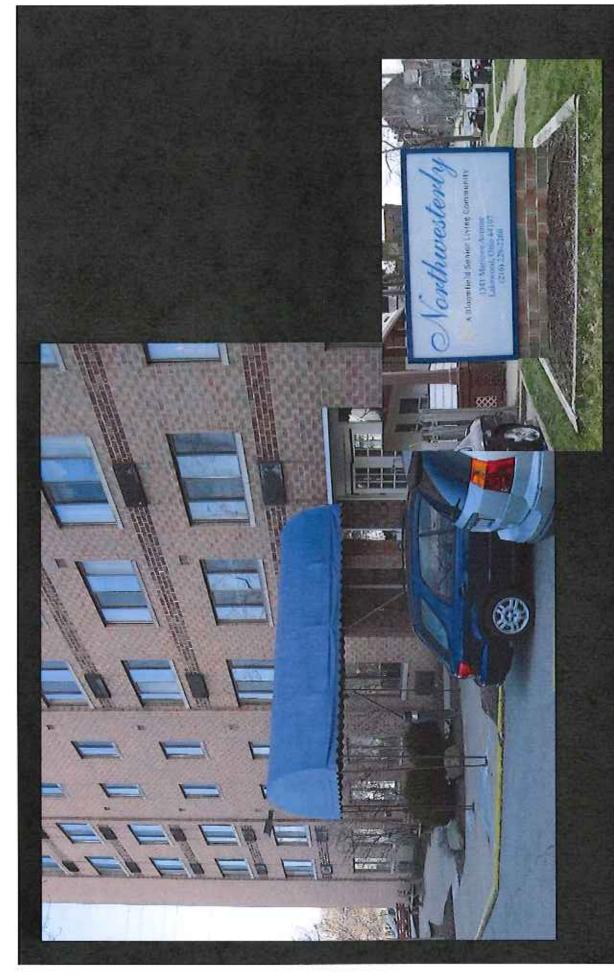


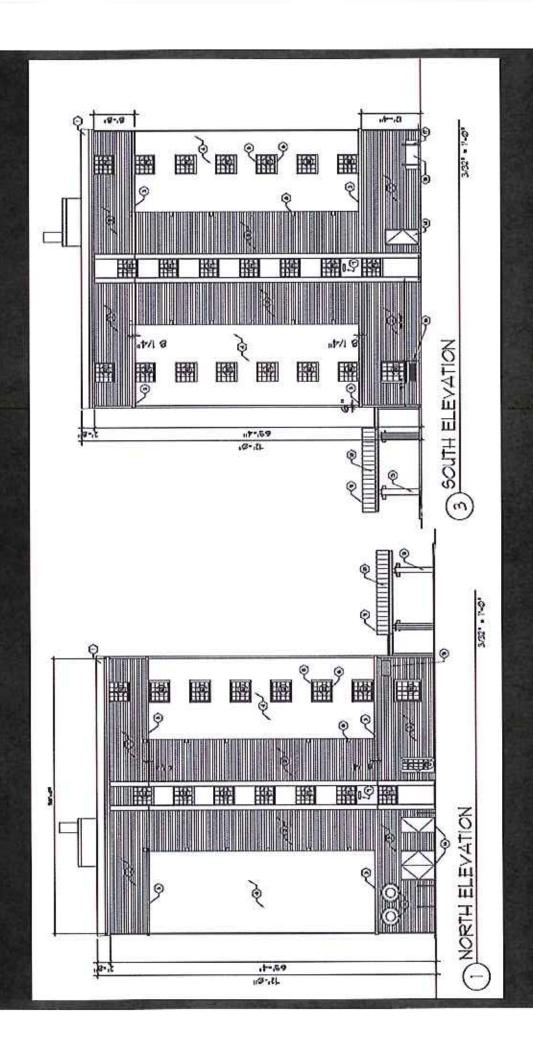
ABR April 2013

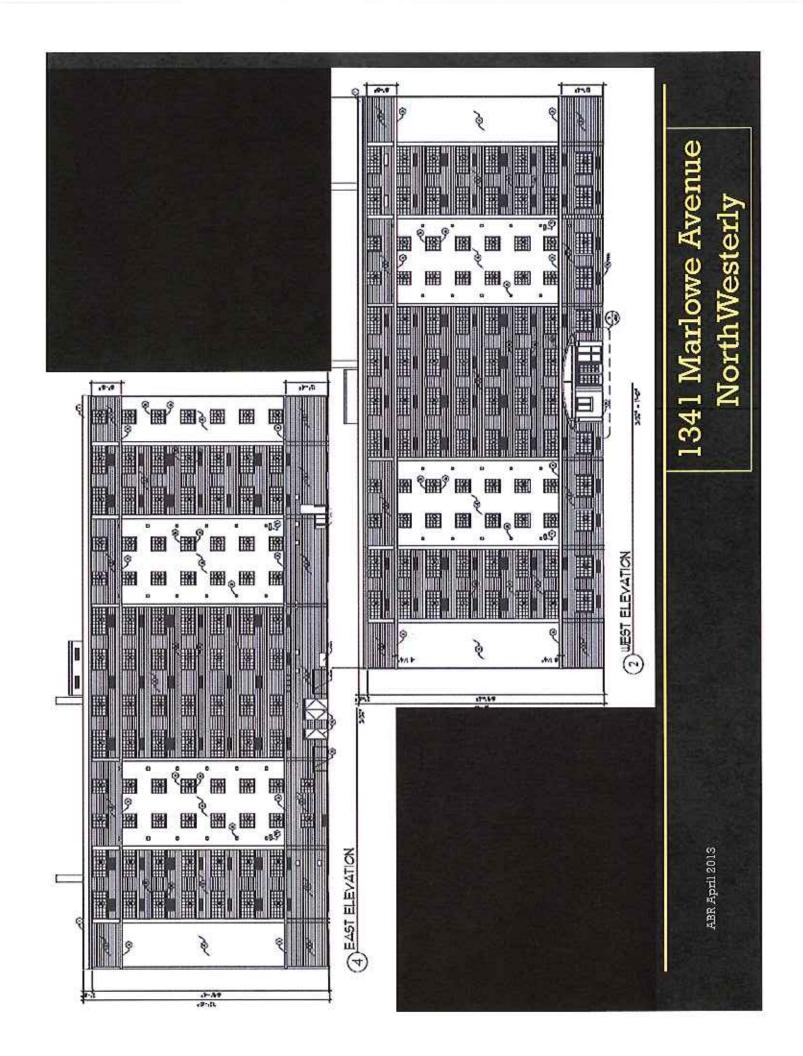
S'Set Bock



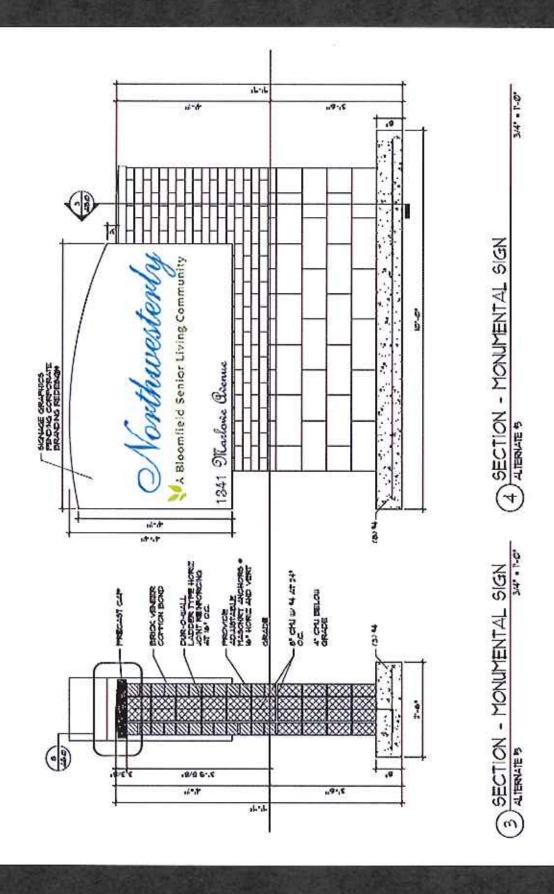




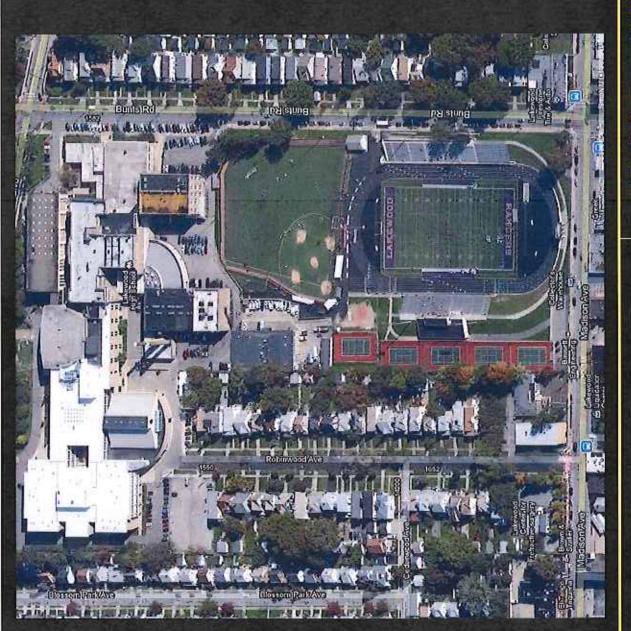


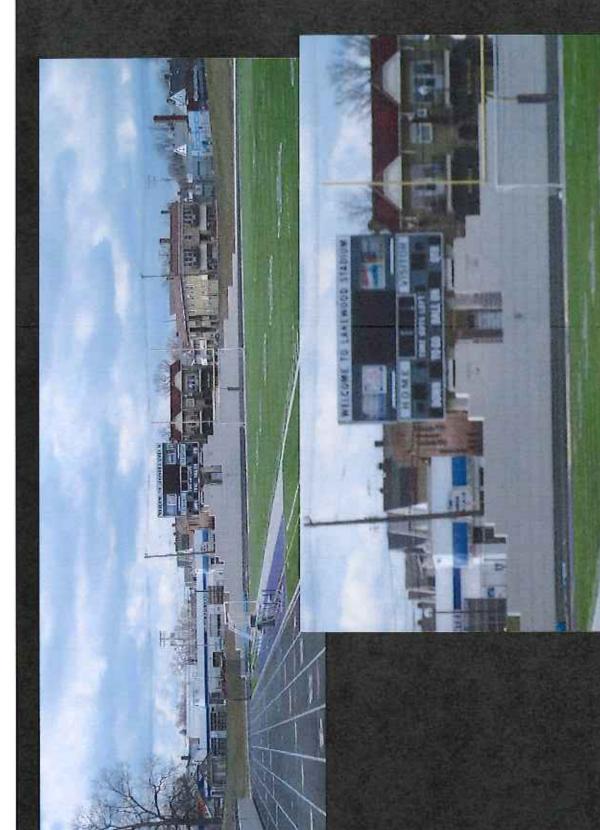


1341 Marlowe Avenue NorthWesterly



1341 Marlowe Avenue NorthWesterly





32.0

29-57.2

FIRST FEDERAL LAREWOOD STADIU

18/161





57:31

FIRST FEDERAL LAKEWOOD STADIUM

9/E 6 . E

ABR April 2013

19.7

LINER I, POINTED WHITE



.9/28-4

LATER TITO, PAINTED PURPLE

RE-PAINT RANCER
ALSO TOPPLE
THE PAINT RANCER

AND YELLOTH, LYRITE TO RESILITY AS IS

LETTERS TO MATCH LEWICH OF DISTING "LAKEWOOD" LETTERS, AND RE MOUNTED AS HIGH ON SCOREDOURD AS POSSIBLE LAKEWOOD STADIUM

記録の

43

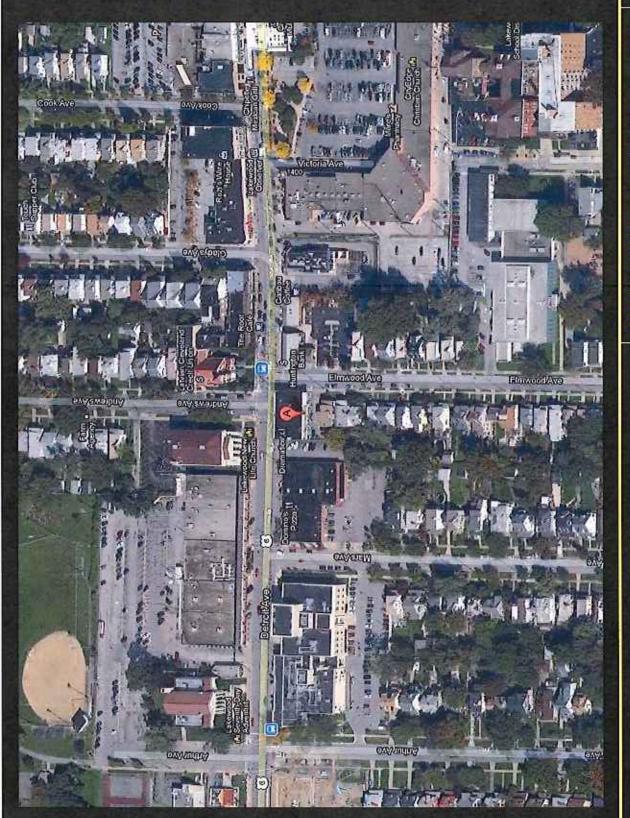
re-paint ensting 3t Right Veenvoo Suddium velow and purse liver white to remain as is

RE-PAINT PURPE AND YELLOW "NOME OF THE RUNGERS"

FIRST FEDERAL LAKEWOOD STADIUM



45





15203 Detroit Avenue



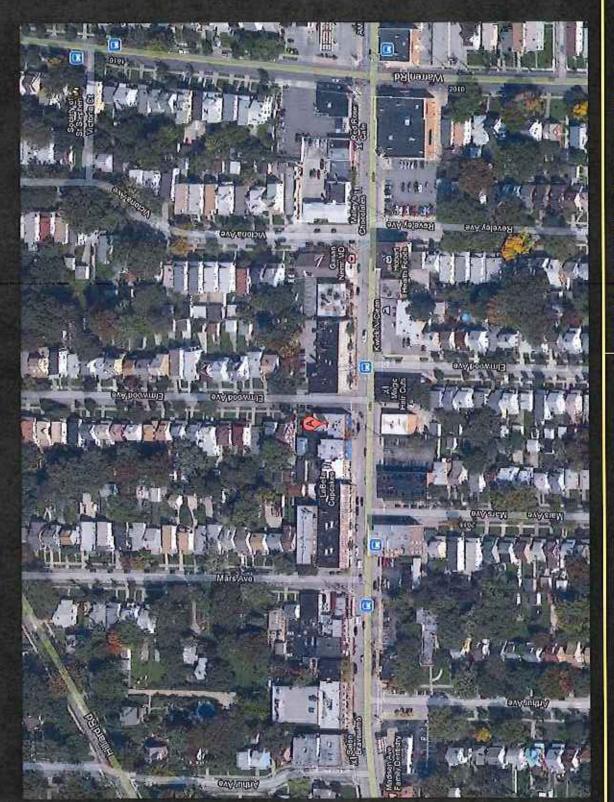


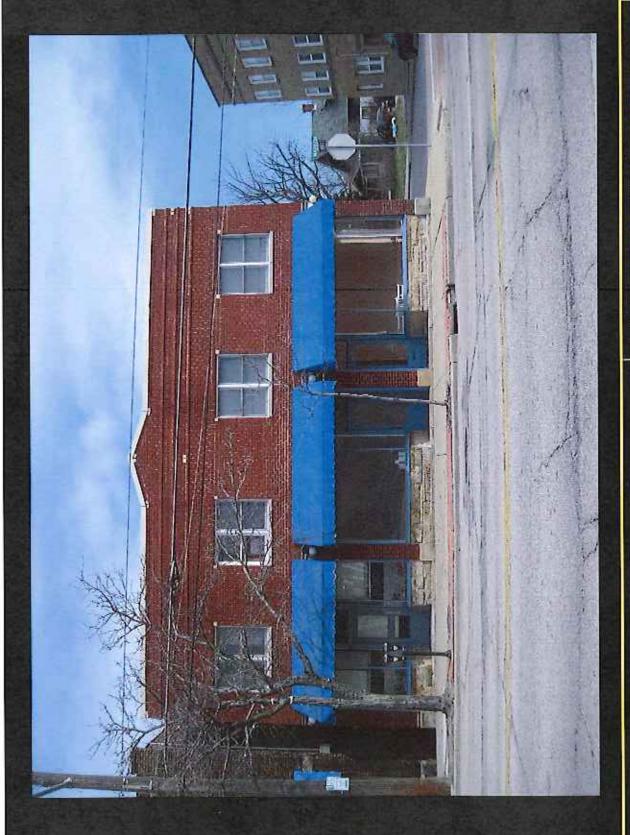


15203 Detroit Avenue



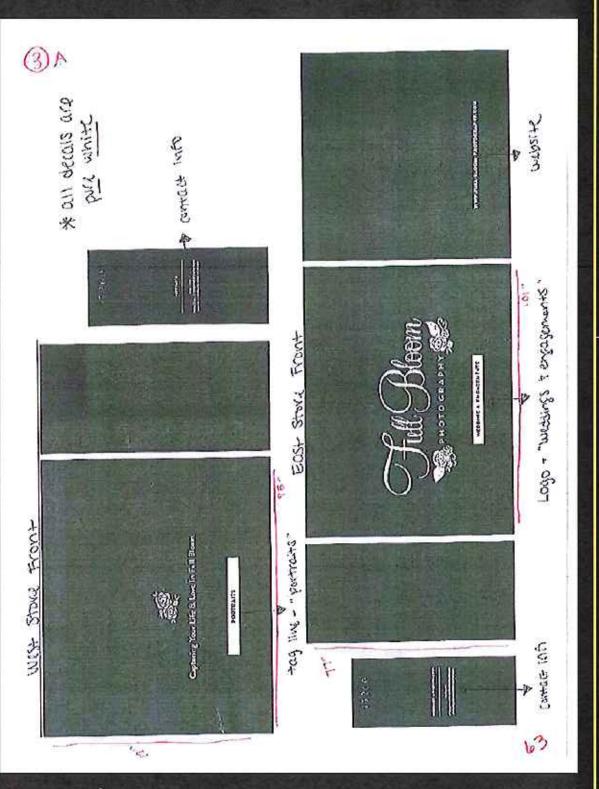
15203 Detroit Avenue





15200 Madison Avenue

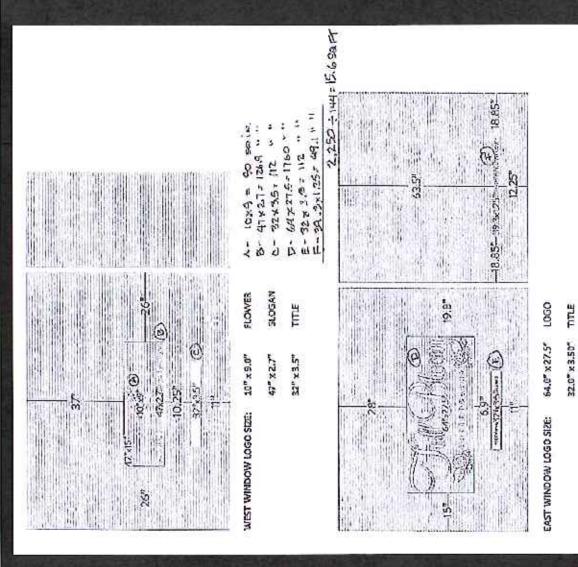
(4)

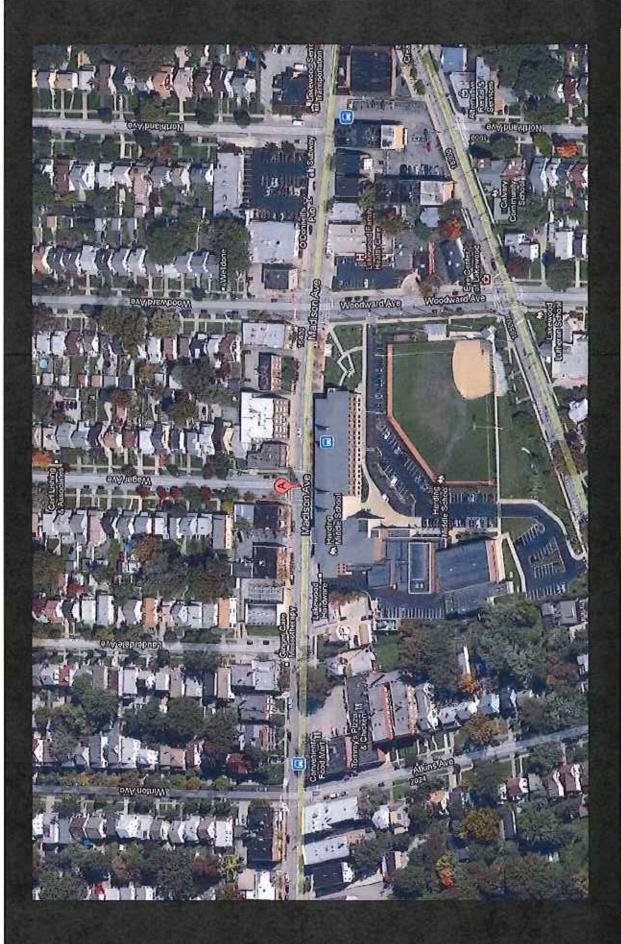


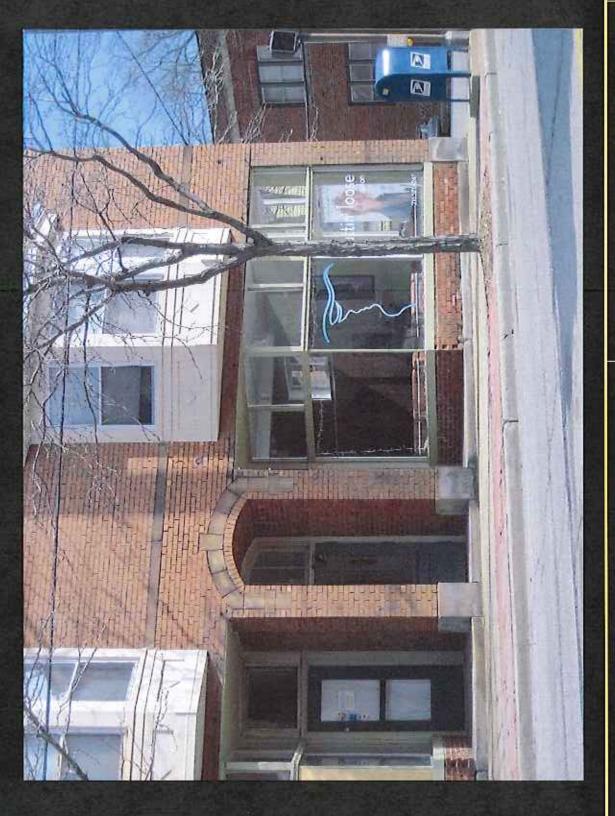
15200 Madison Avenue

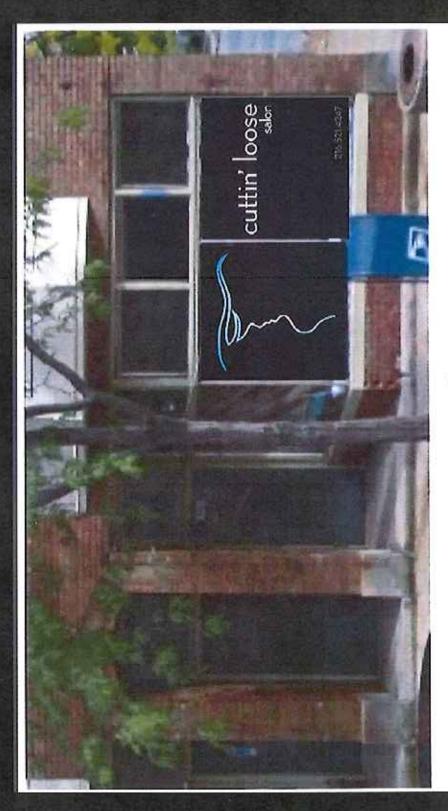
WEBSITE ADDRESS

39.3" x 1.25"







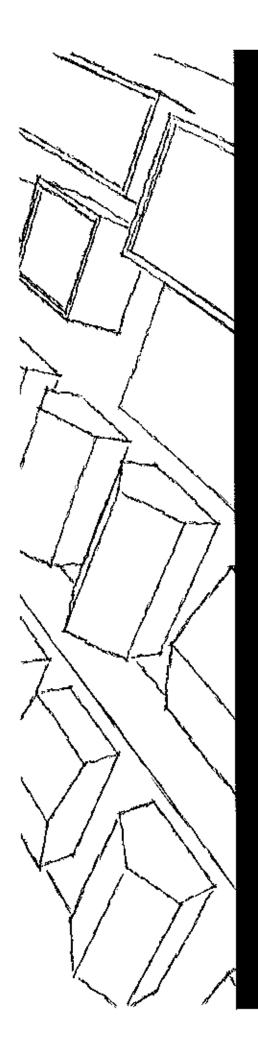


Text area 55% x 16% commons.

line 1-10% 55% >commons.

line 2 salon 5.25% > second

16600 Madison Avenue



Board of Building Standards

Architectural Board of Review

Sign Review Board

April 2013

